



Smithwood Grove, Charlton Kings - GL53 9JN

Guide Price £425,000



Smithwood Grove

Charlton Kings, Cheltenham, GL53 9JN

Cook Residential is delighted to present this beautifully refurbished three bedroom semi detached home, located on the desirable Smithwood Grove in Charlton Kings.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- No Onward Chain
- Three Bedroom Semi Detached Home
- Well Presented Throughout
- Conservatory
- Generous Sunny Garden
- Driveway Parking for Two Vehicles



Cook Residential is delighted to present this beautifully refurbished three bedroom semi detached home, located on the desirable Smithwood Grove in Charlton Kings. This stylish and versatile property has been neutrally decorated throughout and offers flexible accommodation across two floors, including two reception rooms, two bathrooms and a cloakroom, a bright conservatory, and three good sized double bedrooms. With a newly landscaped driveway providing parking for two vehicles and a lovely garden ideal for entertaining, this home also benefits from having No Onward Chain.

Reception Room, Study or Bedroom Four: Located at the front of the property, this versatile space was formerly the garage and can be used as a reception room, home office, or even a fourth bedroom. It benefits from its own WC and a small adjoining utility space, making it ideal for multi functional use.

Living Room and Dining Room: This spacious and welcoming room is ideal for both relaxing and entertaining. Featuring a contemporary electric fireplace, neutral décor, dual aspect views and ample space for both a lounge and dining area, it offers a central hub for family life. The room also enjoys access to the small conservatory.

Conservatory: Flooded with light, this cosy conservatory offers an additional space, ideal for a reading nook, playroom, or breakfast area.

Kitchen: Recently fitted, the separate kitchen is stylish and practical with generous worktop and storage space, gas hob, and electric oven and grill. There is a large window overlooking the garden enhancing the sense of space and light.

Bedroom One: A double bedroom overlooking the rear garden, bedroom one benefits from built in storage and a modern ensuite shower room.

Ensuite: The ensuite features a marble effect walk in shower, WC, and vanity basin with storage underneath.

Bedroom Two: Another double bedroom, this room is located at the front of the property and features large windows, allowing in plenty of natural light.

Bedroom Three: Also a double, this third bedroom benefits from generous dimensions and large front facing windows, making it a bright and welcoming space.

Main Bathroom: The main bathroom is finished in a contemporary style with a white suite comprising a bathtub with overhead shower, WC, and a basin with storage beneath.

Rear Garden: The rear garden offers a private outdoor space perfect for outdoor dining and summer entertaining. The rear garden enjoys the sunshine throughout the day and has been designed for low maintenance, laid with a patio area and gravel beyond, bordered by shrubbery.

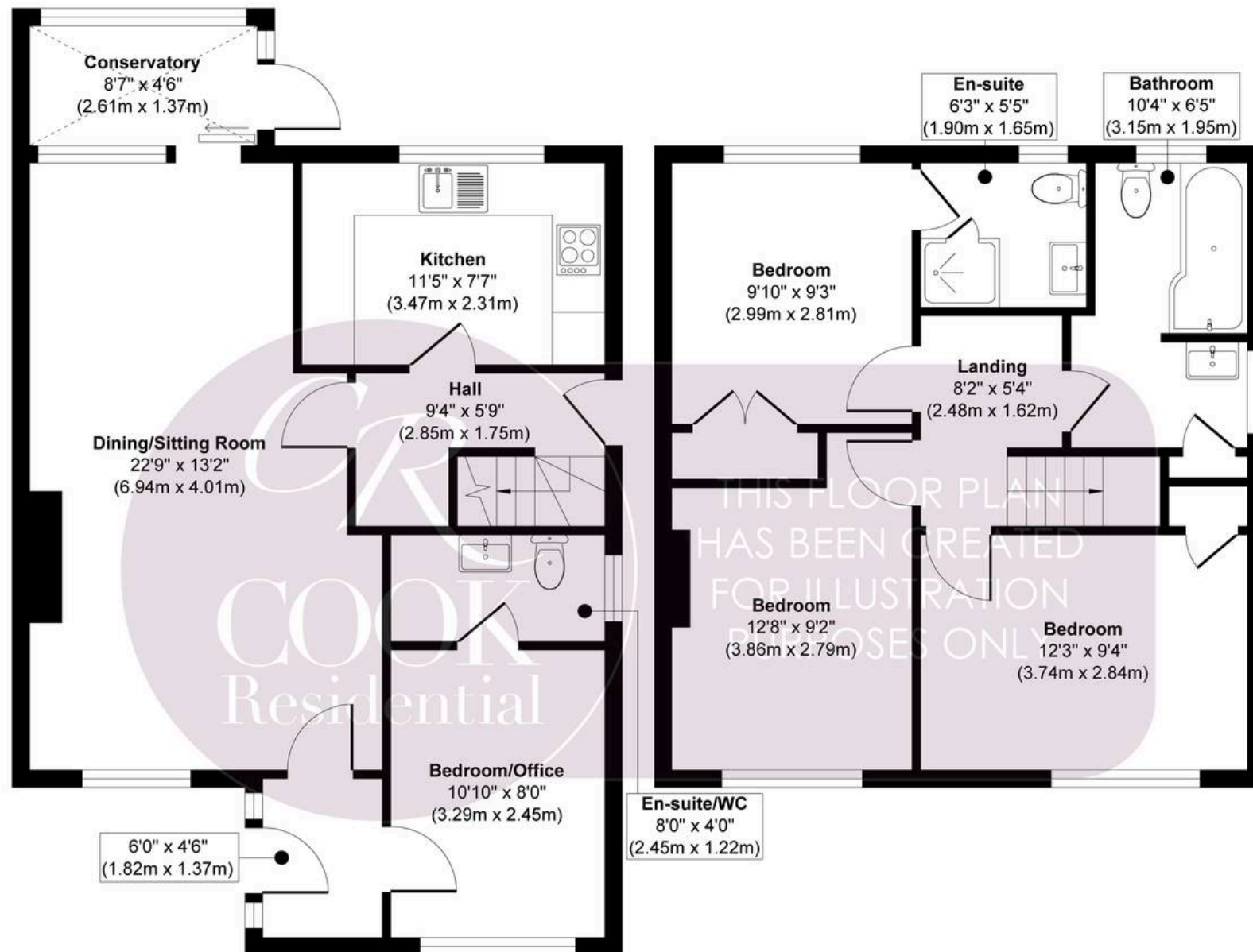
Driveway: To the front of the property, the new driveway provides parking for two cars and adds to the home's kerb appeal.

Tenure: Freehold

Council Tax Band: D

Situated in the sought after area of Charlton Kings, Smithwood Grove offers a peaceful residential setting while remaining conveniently close to local amenities, highly regarded schools, and excellent transport links. The property falls within the catchment area for the highly acclaimed Balcarras School, making it an ideal choice for families. With easy access to the A40, Cheltenham town centre, and beautiful Cotswold countryside walks, this location perfectly balances lifestyle and convenience.

All information regarding the property details, including its position on Freehold, is to be confirmed between the vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Ground Floor
Approximate Floor Area
618 sq. ft
(57.42 sq. m)

First Floor
Approximate Floor Area
492 sq. ft
(45.80 sq. m)

Approx. Gross Internal Floor Area 1110 sq. ft / 103.22 sq. m

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.